

## Mission: Workshop #2

April 27, 2002 | 1:30 - 4:30 PM  
@ John O'Connell High School  
2355 - Folsom Street ( @ 19th St. )

### Workshop Summary

The 2nd workshop worked with input from the 1st workshop, which gathered broad values for the Mission. These values were organized into categories and posted on the web site. The purpose on the 2nd Workshop was to identify and define which values were achievable through landuse & zoning controls. The 2nd workshop was organized into small groups that discussed what goals might be desirable for the Mission. These ideas were then placed into land use categories. This community feedback was then used as the basis for draft goals. The task for the third workshop will be to review and discuss these draft goals and address how zoning can be used as a tool to realize these goals.

### Community Input

#### Cultural/Institutional

- Continue to be identified as a welcome place for immigrants; increase ways to integrate new comers into the neighborhood culture
- Maintain cultural/ business/ economic diversity; space for artists and arts organizations, increase space for arts, dance, music space-performances, workshops-capitalize on public funding available for these activities
- Presentation of Latino culture and community, sharing with other SF residents
- Memorials
- Museum in old Levi Strauss building

#### Community Centers/Programs

- Community Centers, more, larger and , multi-cultural ones; rec. centers for youth 16-24 years old-require it in development
- More youth spaces, increase programmed youth activities, at-risk youth program/activities, expand midnight basketball etc., youth employment training program/ mentoring
- After school programs funded through developer fees
- Central volunteering organization
- Community use of Armory
- Boys and Girls Club

#### Entertainment

- Restore theaters, increase in numbers, add a multi-plex, do not demolish any current theaters (including Roxy)
- More family entertainment
- More sports facilities, increased recreation space
- Add dance/ nighclubs

#### Police/City Departments

- Better police service, increase responsiveness
- Better police/citizen communication, get police department involved in community
- Increase officers on bikes and walking beats
- Make area more secure with substation SFPD
- Sponsor sports teams
- Partnership between Parks Recreation and schools

#### Green Ideas

- Solar panels on housing
- New economic strategy, energy efficient solar use on businesses

- Sustainable green building practices-electric cars

### **Housing (Residential)**

- Housing for all populations (social, economic, cultural) throughout the Area and maintain mix, increase affordable housing; family seniors, low income, fixed income, family assistance
- Have required number of in-clusionary units in a development
- SRO's need better layout, good maintenance, ex. Altamont hotel
- Protection against displacement of residents and community serving business, in general protect existing assets
- Help for first time home buyers, increase home ownership
- Preservation of Victorians-Historical District, preservation, restoration in general
- Maintain live/work for local artists
- Intensify efficient use of space for housing, lofts are currently not efficient
- Less housing density/ SF is full
- Quality of construction must be monitored
- Recovery of affordable housing

### **Specific Areas**

- Use the Armory space
- Valencia Street, protect & strengthen
- Convert Bryant Square to affordable housing
- More housing-mixed income housing; near 24th and 16th transit hubs and higher density around BART stations
- Harrison St. from industry; housing, in general use industrial zones for housing-specifically affordable
- Use large parcels that are parking lots for housing/ parks

### **Specific Zoning Changes**

- Tax lofts more/ impact fees, if treated as housing tax more
- 25-40% affordable housing required and increased density in new development
- No parking spaces in new housing to keep costs down
- Liberalize in-law units/legalize
- Moratorium on live/ work lofts

### **Types of Housing**

- Transitional housing
- Hostel
- Change lofts to handle families, "re-programming" loft ideas
- Co-operative housing
- Community run SRO's (quality)
- Less hotels-more affordable housing from studios to 5 bedrooms
- Community based housing land trust
- Safer better managed boarding housing
- Smaller (<50 Units) housing w/ safer play areas
- Convert live/work to family dwellings
- Loft type housing

### **Industrial**

- Preserve existing PDR, light industry, areas and, zones that accommodate Mission's population and increase in manufacturing businesses w/ union, benefits, increased wages
- Current businesses need access to vendors/ suppliers
- Move industrial border from Shotwell to Folsom, make Shotwell residential
- Keep current zoning, enforce IPZ
- Designated day labor plan and area
- Auto shops and housing are a bad mix

- Types of industry; carpet, hardware, film, food dist., manufac/assembly, P.D.R., graphic arts, upholstery, technology, bakery, printing, clothing/sewing, dry cleaning, auto-repair, chocolate and recycling centers

### **Jobs**

- Local training should be a condition of approval (for development), job training in general
- Summer work program for construction (for local development)
- Enterprise to offer jobs to the community (for local development)
- Attract businesses that generate jobs
- Closer jobs in order to be able to walk to work
- Low skill "Blue Collar" education needed, jobs for working class people
- Attract better paying light industrial businesses

### **Office**

- Mission based jobs and services with a living wage, promote businesses that REALLY serve the neighborhood, affordable business services
- Keep healthcare in the Mission (free services), Neighborhood Health Center
- Offices such as architect and engineer on second floor, restrict office development in residential areas
- Need to draw more business in general
- No more office space
- Control size of establishments (all categories)
- No conversion of live/work to office
- Less dot-coms
- Types of office use desired; financial services, professional services, immigration services, legal, media, banks, real estate, government and social services

### **Parking**

- Housing allowed without PARKING, reduce parking requirements
- No more valet parking, maintain valet parking to help local businesses
- More parking, increase municipal parking lots
- Stronger parking penalties, enforce double parking rules equally (Valencia vs. Mission) Increase fine for double parking
- Eliminate all flat, open parking. Build above existing parking (Best Buy an example)
- Better existing parking lots Examples; G. Moscone School empty at night, should be available. 22nd & Mission more open to public "Bartlett Garage", Better use of Bruno's
- Pedestrian mall/ close street, provide parking structure
- Control business parking
- Protected parking for residents (permit program)
- No parking on sidewalks
- No parking garages
- If parking at ground floor, must have at least 12' deep commercial or service use at street for entire length, at least 10' high ceiling

### **Public/ Open Space**

- Pedestrian friendly environment throughout mission, not just residential areas, streets need wider sidewalks-Potrero, Van Ness, Folsom and Guerrero
- Parks that children like; Holly, Dolores, Precita and Golden Gate
- Look beyond SF for models to base zoning/planning
- Pedestrian "mall", streets closed to cars
- Safer streets, parks; safer and cleaner streets and neighborhoods
- USE rooftops for community gardens, recreation space
- Children input of what's wrong with their neighborhood now; dirty, smells and is small

### **Infrastructure**

- Improve infrastructure (streets and sidewalks)
- Middle schools in this area
- Improved transit on 16th street so Mission Bay doesn't bring more cars in
- Public restrooms-better control so they are not misused, open BART restrooms
- Increase; bicycle lanes (16th, Folsom, Portero, Shotwell), parking, secured parking, free bikes, care share, bike sharing
- Stop signs and crosswalks-16th street (Hoft & Shotwell), 17th and Shotwell, audible crossing-16th, Valencia and Mission
- Speed bumps to slow down traffic
- Close Mission St-only for foot traffic
- Promote pedestrian streets w/ fewer cars through mixed use, transportation and small footprint
- Would prefer a boulevard on Valencia

### **Parks**

- Want a park at 23rd & Treat
- Mini parks, family oriented parks, active and inactive open space parks (different people use different aspects)
- When projects are done retain open space-requirements
- Pedestrian friendly streets, more kids on street
- More accessible community gardens
- Retain and increase open space required, public space should be open to the public, more green trees
- Open space for community organizations; park greenspace, facilities for meetings
- No new additional cars in the Mission

### **Retail**

#### ***Desired***

- Protect local retailers instead of destination services (retail and restaurants), rent protection for small local businesses; incentives to encourage local-businesses that serve local residents/ serving citywide needs, preserve Mission St.
- Preserve retail and restaurant space on first floor (there is space on Mission and Valencia)
- Affordable goods, services-address family needs in retail corridors
- More retail development around BART station, community access to area around BART places, near jobs; facilitated by transit
- "Main Street Model" Watsonville model of preservation, Georgetown & Maryland, Walnut Creek, Danville as examples
- Encourage use of vacant spaces/ businesses (retail office), zoning to encourage diverse business community
- Support for tourism/tourists; draw more tourists and visitors to Mission/ 16th & 24th , make Valencia corridor for visitors
- Bigger retail stores "Target"
- Park like shopping mall closed to cars
- Specific types of retail named; video rental, daytime business, bookstores, deli, grocery, theaters, banks, health club, pharmacies, food stores (fresh produce), furniture, drug stores, liquor stores, barbers, check cashing, restaurants, shoe stores

#### ***Not Desired***

- Less restaurant/ more grocery retail
- Less liquor and tobacco stores
- No paraphernalia stores or adult entertainment

### **Services**

- Health care/ urgent care clinic for anybody

- More homeless shelters, places to stay overnight (quality), resources in South Mission St. and housing that serves under-served addressing needs of homeless
- Supportive shelters housing (women, children, men and families)
- Everyone should live within walking distance from a car share pod
- More services for youth career development
- Community child care center
- Accessible rehab facilities-family oriented
- Keep SF General Open

#### **Transit**

- Get away from using cars, free shuttle bus, no more cars
- Incentives to commute by transit
- Good public transportation; more frequent service
- Transit corridors w/o parking
- More cross street public transit across Mission St.
- More strategic public transit

#### **Urban Design**

- Increase lighting/ safety, increase lighting South of Mission, safer intersection designs
- Increase public art and facade improvements
- Better BART street design
- More wheelchair access
- People first planning
- No curb cuts on Mission or Valencia

#### **Miscellaneous**

- Sub-use districts
- Mix of uses required, not specialized development based on suburban models (Portero Center)
- Vacant buildings should be sold to the City or used if vacant for a period of time (too long)
- Enforce restrictions already in place
- Bathrooms for the public
- Tolerance for each other/ individuals
- Be able to walk & eat outside without panhandlers-peddling vendors ok
- Sustainable development
- High School (youth) input into planning process, children of all ages involved
- Become self sufficient from larger institutions for financial assistance